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## Bloomington, MN Code of Ordinances

**§ 14.550.01 MANUFACTURED HOME PARK CLOSINGS.**

(a) *Purpose.* In view of the peculiar nature and problems presented by the closure or conversion of manufactured home parks, the City Council finds that the public health, safety and general welfare will be promoted by requiring compensation to displaced residents of such parks. The purpose of this section is to require park owners to pay displaced residents reasonable relocation costs and purchasers of manufactured home parks to pay additional compensation, pursuant to the requirements of M.S. § 327C.095, as it may be amended from time to time.

(b) *Minimum notice of closing.* If a manufactured home park is to be closed, converted in whole or part to another use or terminated as a use of the property, the park owner shall, at least nine months prior to the closure, conversion to another use or termination of use, provide a copy of a closure statement to a resident of each manufactured home where the residential use is being converted, the enforcement authority, state housing finance agency and to the city's Planning Commission. Residents of homes where the residential use is being converted may not be required to vacate the unit site until 60 days after the conclusion of the public hearing required under subsection (e) below. If a unit site is available in another section of the park that will continue to be operated as a manufactured home park, the park owner must allow the displaced residents to relocate the home to that lot unless the home, due to its size or local ordinance is not compatible with that unit site.

(c) *Notice of public hearing; proposed change in land use.* Upon receipt of the closure statement from the park owner that includes the following language in both English and Spanish in font no smaller than 14 point: "YOU MAY BE ENTITLED TO COMPENSATION FROM THE MINNESOTA MANUFACTURED HOME RELOCATION TRUST FUND ADMINISTERED BY THE MINNESOTA HOUSING FINANCE AGENCY," the City Planning Commission shall schedule a public hearing if the planned conversion or cessation of operation requires a variance or zoning change. The city shall mail a notice at least ten days before the hearing to a resident of each manufactured home in the park stating the time, place and purpose of the public hearing. The park owner must provide the city with a list of the names and addresses of at least one resident of each manufactured home in the park at the time the application is made for the variance or zoning change and pay to the city all costs associated with this notification process. The Planning Commission may make a recommendation on the request for a variance or zoning change. It shall review the corresponding closure statement and comment as to whether or not it appears to comply with state law and city code. The City Planning Commission does not have authority to make a recommendation regarding the park closure. The Planning Commission shall submit the closure statement, along with its comments to the City Council and request the City Council to schedule a public hearing.

(d) *Notice of public hearing by City Council.* If the park closure involves a variance or zoning change, the public hearing shall be scheduled after the Planning Commission has made its recommendation thereon. If the park closure does not involve a variance or zoning change, the public hearing on the closure statement shall be scheduled upon its receipt. In either case, the city shall mail a notice at least ten days prior to the public hearing to a resident of each manufactured home in the park stating the time, place and purpose of the hearing. The notice must inform

potentially displaced residents that they may be eligible for payments from the Minnesota Manufactured Home Relocation Trust Fund under M.S. § 462A.35, as it may be amended from time to time, as compensation for reasonable relocation costs under M.S. § 327C.095, subd. 13 (a) and (e), as amended from time to time. The park owner shall provide the city with a list of the names and addresses of at least one resident of each manufactured home in the park at the time the closure statement is received and pay to the city all costs associated with this notification process.

(e) *City Council public hearing.* The purpose of the public hearing is for the City Council to review the closure statement to make certain that it complies with this city code and M.S. § 327C.095, as it may be amended from time to time, and to evaluate the impact of the park closure on displaced residents and the park owner. Although the City Council has authority to approve or deny any requested variance or zoning change, it does not have the authority to deny the park owner the ability to close or convert the park if the proposed plan meets the city's Zoning Code. At the public hearing the city must inform potentially displaced residents that they may be eligible for payments from the Minnesota Manufactured Home Relocation Trust Fund under M.S. § 462A.35, as it may be amended from time to time, as compensation for reasonable relocation costs under M.S. § 327C.095, subd. 13(a) and (e), as amended from time to time. At the public hearing, the City Council shall appoint a neutral third party to be agreed upon by both the park owner and the manufactured home owners whose hourly cost must be reasonable and paid from the Minnesota Manufactured Home Relocation Trust Fund. The neutral third party shall act as a paymaster and arbitrator with decision-making authority to resolve any questions or disputes regarding any contributions or disbursements to and from the Minnesota Manufactured Home Relocation Trust Fund by either the park owner or the manufactured home owners. If the parties cannot agree on a neutral third party, the City Council has power to appoint one.

(f) *Payment of relocation costs.* After service of the closure statement by the park owner the relocation costs of a manufactured home owner required to relocate due to the conversion of all or a portion of a manufactured home park to another use, the closure of a manufactured home park, or cessation of use of the land as a manufactured home park shall be payable pursuant to M.S. § 327C.095, as it may be amended from time to time, subject to the exceptions set forth therein.

(Ord. 2010-13, passed 5-17-2010)